



**Town of Becket  
Zoning Board of Appeals  
557 Main Street  
Becket, Massachusetts 01223  
Phone (413) 623-8934 Ext. 122**

**Meeting Minutes for November 15, 2022**

**Board Members present:** Sarah Hoecker, Robin Mathiesen and Jeffrey Wilkinson

**Board Members Present via phone:** Alvin Blake, Victoria Bleier

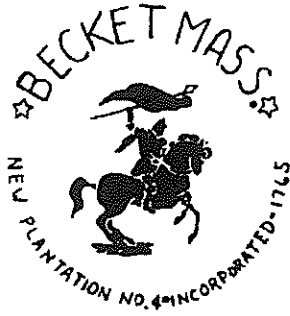
**Board Members Absent:** Mary Canty, Christopher Milenkevich

**Administrative Assistant:** Tess Lundberg

**Public Present:** none

**Public Present via phone:** David and Lorraine Corriveau

1. **Call to Order.** Sarah Hoecker calls the meeting to order at 6:03 PM. Ms. Hoecker introduces the Board members present.
2. **Board to review and approve the minutes of September 12, 2022.** Mr. Wilkinson makes a motion to approve the minutes of August 2, 2022. Ms. Mathiesen seconds the motion. Mr. Blake votes in favor, Ms. Bleier votes in favor, Ms. Hoecker votes in favor, Ms. Mathiesen votes in favor, and Mr. Wilkinson votes in favor. **Motion passes.**
3. **New Business**
  - a. **29 Lancelot Lane** – Ms. Hoecker asks the board if any members have a conflict of interest in hearing the application submitted for 29 Lancelot Lane. Mr. Blake states no conflict. Ms. Bleier states no conflict. Ms. Hoecker states no conflict, Ms. Mathiesen states no conflict and Mr. Wilkinson states no conflict. Ms. Hoecker invites the applicants to speak to the board about the application. Mr. Corriveau states they would like to put a shed in their front yard, adjacent to the existing driveway, for storing a snow blower. Mr. Corriveau states the existing shed on the property is too far away from the driveway to be used for this purpose. Ms. Hoecker asks if the proposed shed would be 5 feet from the property line, a 10x13 foot structure, and 21 feet from the road. Mr. Corriveau confirms the proposed location is 5 feet from the property line, and the abutting neighbor has no objections as long as there remains a 5 foot space for walking through access. Mr. Corriveau confirms the size of the structure and states the distance from the road is approximate. Ms. Hoecker states she recalls at the July 5, 2022 ZBA meeting the informal discussion of the application it was stated that the existing split rail fence and area for the dogs was also a consideration in the placement of the shed. Mr. Corriveau confirms that they would prefer to keep the existing fenced area as is. Mr. Wilkinson asks if there are any reasons, other than the fence that the proposed



**Town of Becket  
Zoning Board of Appeals  
557 Main Street  
Becket, Massachusetts 01223  
Phone (413) 623-8934 Ext. 122**

**Meeting Minutes for November 15, 2022**

shed could not be moved further back from the road and the side property line. Mr. Corriveau states there is very little room to work with, moving the shed from the proposed location would require moving a very large boulder, moving existing plantings, and impact the gate entrance to the fenced area.

Ms. Mathiesen asks for clarification of the current setback requirements. Mr. Wilkinson states the setback requirements are 40 feet from the front and 20 feet from the side.

Ms. Hoecker states one of the considerations the board looks at is the character of the neighborhood, if there are already existing structures in similar placements. Ms. Hoecker states it appears that some neighboring homes are closer than the 40 foot front setback.

Mr. Corriveau states the abutting neighbor has an existing shed that is very close to where they propose to locate their shed.

Ms. Bleier asks if there has been any correspondence from the abutters. Ms.

Lundberg states that no correspondence has been received.

Mr. Blake asks if there is any picture to show the appearance of the shed design.

Ms. Hoecker states there is no picture included in the application.

Mr. Corriveau states the shed would have a double door facing the driveway, with a window on either side of the doorway, and a window on the side of the shed facing the street.

Mr. Blake asks if it would be a hardship to move the shed more than 5 feet from the property line. Mr. Corriveau states if the shed was moved further from the property line it would be in the driveway, and it would impede his ability to navigate vehicles in the driveway. Ms. Bleier asks if the shed could be placed on the other side of the driveway. Mr. Corriveau states the property line is slightly angled, with the top of the driveway only 1 foot from the property line. Mrs. Corriveau states if the shed were moved to the other side of the driveway it block the entrance to the house.

Mr. Wilkinson asks if it would be possible to rotate the shed 90 degrees. Mr.

Corriveau states that would put the shed into the driveway and he would not be able to navigate vehicles on the driveway. Ms. Hoecker states she thinks rotating the shed 90 degrees might be a reasonable alternative to tearing up the existing fence, and that the board would like to do a site visit. Ms. Hoecker states the charge of the ZBA is to enforce zoning law without creating too much burden. Ms. Hoecker states the board members are willing to come out to the property, look at the



**Town of Becket  
Zoning Board of Appeals  
557 Main Street  
Becket, Massachusetts 01223  
Phone (413) 623-8934 Ext. 122**

**Meeting Minutes for November 15, 2022**

location, and consider alternatives to the placement of the shed. Mr. and Mrs. Corriveau state they will be at the house the upcoming weekend. The board members discuss possible times and decide to schedule the site visit for Saturday, November 19, 2022 at 2:00 PM.

Mr. Blake asks the applicant what their time frame is for installing the shed, if the applicant would be willing to wait until the next regularly scheduled ZBA meeting on December 6, 2022 for the board to vote, or if a special meeting would need to be scheduled. Mr. Corriveau states there is no urgency, he can wait until December.

4. Public Input - none
5. Any other business to come before the Board - none
6. Budget – no discussion
7. Adjournment- Meeting is adjourned at 6:40 PM

**Meeting Minutes reviewed and approved December 6, 2022 by:**

\_\_\_\_\_  
Victoria Bleier

  
\_\_\_\_\_  
Sarah Hoecker

  
\_\_\_\_\_  
Robin Mathiesen

\_\_\_\_\_  
Christopher Milenkevich

  
\_\_\_\_\_  
Jeffrey Wilkinson

\_\_\_\_\_  
Alvin Blake

\_\_\_\_\_  
Mary Canty